

**MARKED AGENDA  
ZONING REVIEW BOARD  
SEPTEMBER 9, 2010  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES:**

1. **Z-10-17-** An Ordinance by Councilmember Howard Shook to amend the 1982 Zoning Ordinance of the City of Atlanta by replacing Chapter 181. SPI-9 Buckhead Village Overlay District Regulations with a Chapter entitled 18I. SPI-9 Buckhead Village Special Public Interest District Regulations; and to amend the Official Zoning Map by supplanting existing zoning districts with said SPI-9 Buckhead Village District Map; and for other purposes.  
**NPU RECOMMENDATION:      APPROVAL**  
**STAFF RECOMMENDATION:    APPROVAL**  
**ZRB RECOMMENDATION:      APPROVAL OF A SUBSTITUTE ORDINANCE**
  
2. **Z-10-18-**An Ordinance by Councilmember Howard Shook to amend the City of Atlanta Sign Ordinance by adding a New Section 16-28A.010(19) regulating the signage allowed in the Buckhead Village Special Public Interest Zoning District (SPI 9); and for other purposes.  
**NPU RECOMMENDATION:      APPROVAL**  
**STAFF RECOMMENDATION:    APPROVAL**  
**ZRB RECOMMENDATION:      APPROVAL OF A SUBSTITUTE ORDINANCE**
  
3. **Z-10-19-**An Ordinance by Councilmembers Cleta Winslow and Michael J. Bond amending the 1982 Atlanta Zoning Ordinance, As Amended by amending the Use Chart for SPI-21 Historic West End/Adair Park Special Public Interest District Regulations so as to provide that pawn shops are not permitted uses within Sub-Areas 1, 2, 3, 4, 5, 6 7, 8, 9 10; and for other purposes.  
**STAFF RECOMMENDATION:    APPROVAL**  
**ZRB RECOMMENDATION:      APPROVAL OF A SUBSTITUTE ORDINANCE**
  
4. **U-10-24-** An Ordinance granting a Special Use Permit under the provisions of Section 16-06.005 (1)(g) for a **PERSONAL CARE HOME**, property located at **2695 DODSON TERRACE, S.W.**, fronting 75 feet on the north side of Dodson Terrace and approximately 480 feet west of the intersection of Dodson Terrace and Dodson Drive. Depth: varies. Area: approximately 0.2894 acres. Land Lot 199, 14<sup>th</sup> District, Fulton County, Georgia.  
**OWNER:            NNENNA M. EKEKE**  
**APPLICANT: NNENNA M. EKEKE**  
**NPU R            COUNCIL DISTRICT**  
**NPU RECOMMENDATION:      NO RECOMMENDATION PROVIDED**  
**STAFF RECOMMENDATION:    APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION:      APPROVAL CONDITIONAL**

5. **U-10-25-** An Ordinance granting a Special Use Permit under the provisions of Section 16-06A.005 (1)(g) for a **PERSONAL CARE HOME**, property located at **505 JAMES P. BRAWLEY DRIVE, S.W.**, fronting approximately 100 feet on the north side of Kennedy Street and approximately 98 feet on the east side of James P. Brawley Drive. Depth: varies. Area: approximately 0.224 acres. Land Lot 111, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: HAKIM ALLADIN  
APPLICANT: SHIRLEY A. BARKER  
NPU L COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**
6. **U-10-26-** An Ordinance granting a Special Use Permit under the provisions of Section 16-06.005 (1)(g) for a **PERSONAL CARE HOME**, property located at **1928 VELMA STREET, S.E.**, fronting approximately 249 feet on the east side of Velma Street and approximately 240 feet on the west side of Turner Road. Depth: varies. Area: approximately 1.50 acres. Land Lot 7, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: SOUL HARVEST MIRACLE REVIVAL MINISTRY  
APPLICANT: RONNIE JOHNSON  
NPU Z COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**
7. **U-10-27-** An Ordinance granting a Special Use Permit under the provisions of Section 16-04.005 (1)(b) for a **PREKINDERGARTEN/KINDERGARTEN**, property located at **4300 NORTHSIDE DRIVE, N.W.**, fronting approximately 524 feet on the north side of Conway Drive and approximately 750 feet on the west side of Northside Drive at the intersection of Conway Drive and Northside Drive. Depth: varies. Area: approximately 11.8 acres. Land Lot 161, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: NORTHWEST PRESBYTERIAN CHURCH  
APPLICANT: TAMMY S. WINGATE  
NPU A COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

8. **U-10-28-** An Ordinance granting a Special Use Permit under the provisions of Section 16-06.005 (1)(c) for a **CHURCH**, property located at **2961-2965 Jonesboro Road, S.E.** fronting approximately 188 feet on the west side of Jonesboro Road and approximately 677 feet south west of the intersection of School Drive and Jonesboro Road. Depth: varies. Area: approximately 1.716 acres. Land Lot 36, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: JOSIAH OSASONA  
APPLICANT: JOSIAH OSASONA  
NPU Z COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
9. **U-10-29-** An Ordinance granting a Special Use Permit under the provisions of Section 16-17.005 (1)(c) and 16-36.008 (2) for an **AUTOMOBILE SALVAGE YARD**, property located at **804-840 Woodrow Street, S.W.** fronting approximately 780 feet on the south side of Woodrow Street and approximately 100 feet west of the intersection of Woodrow Street and Allene Avenue. Depth: varies. Area: approximately 3.87 acres. Land Lot 106, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: BARRY W. GOREN  
APPLICANT: CHARLES D. SMITH  
NPU S COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**
10. **Z-10-16-** An Ordinance to rezone property from the R-4 (Single Family Residential) District/Beltline Overlay District to the MR-3 (Multifamily Residential) District/Beltline Overlay District, for property located at **403 MONTGOMERY FERRY DRIVE, N.E.** Property fronting approximately 65.13 feet on the southeastern side of Montgomery Ferry Drive beginning 451.24 feet from the southwestern corner of Monroe Drive. Depth: approximately 150 feet. Area: approximately 0.22 acres. Land Lot 56, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: SARAH E. ASHTON  
APPLICANT: SARAH E. ASHTON  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2010**

**DEFERRED CASES:**

11. **Z-10-11**-An Ordinance to rezone from the C-2 (Commercial Service) district to the MRC-2 (Mixed Residential Commercial) district, property located at **300 and 306 Ponce de Leon Avenue, N.E.**, fronting approximately 100. 35 feet on the north side of Ponce de Leon Avenue at the south east intersection of Argonne Avenue and Ponce de Leon Avenue. Depth: varies. Area: approximately 0.427 acres. Land Lot 48. 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: THE BOOTERY INC, PROFIT SHARING, ET.AL.  
APPLICANT: ROBERT M. CAIN  
NPU-E COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: CONTINUE TO THE SEPTEMBER 15, 2010 AGENDA**  
**ZRB RECOMMENDATION: CONTINUE TO THE SEPTEMBER 15, 2010 AGENDA**
12. **U-10-15**-An Ordinance granting a Special Use Permit for a **DAYCARE CENTER** pursuant to Section 16-16-06.005 (1)(b) property located at **1617 ATHENS AVENUE, S.E.** fronting approximately 71 feet on the west side of Athens Avenue and approximately 80 feet northwest of the intersection of Athens Avenue and Claire Drive. Depth: approximately 130 feet. Area: approximately 0.211891 acre. Land Lot 104, 14<sup>th</sup> District Fulton County, Georgia.  
OWNER: LAVONNE T. TURNER  
APPLICANT: EUGENIA JOHNSON  
NPU-X COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: NO ACTION TAKEN**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: DENIAL**

**END OF AGENDA**